

From: [Margaret Beaty](#)
To: [Brittini Nix](#)
Cc: [Eric Phan](#); [Margaret Beaty](#)
Subject: 224002 - Dacula city core
Date: Wednesday, August 20, 2025 11:10:18 AM

Dear Brittini,

LPB has been incurring a loss in managing construction administration work related to civil engineering. As you know, we typically charge 5% for construction administration (CA). This covers our coordination with civil during site visits, distribution and issuance of RFPs, COs, and RFIs, along with contractor and owner coordination of civil plans.

For this project, we removed **\$9,140,247.00** from the COC when estimating LPB's design fees, as this was the amount B&W identified on the first pay application as the cost of land development. LPB has had to revise building grading elevations several times and redesign both the building and the freestanding site retaining walls.

With that in mind, I would like to ask that you consider additional CA compensation to help offset the civil-related effort:

- **5% of \$9,140,247.00 = \$457,012.35**
- **25% allocation to CA = \$114,253.00**
- **LPB typically pays civil 2.92%, leaving 2.08% for LPB coordination**
- **$\$114,253.00 \div 5 \times 2.08\% = \$47,530.00$**

I would like to ask that LPB be considered for an additional **\$47,530.00** to help cover expenses associated with civil work during construction.

Thank you for your time and consideration. Please let me know if you'd like to discuss this further.

Sincerely,

Margaret

Thank you,
Margaret

Margaret Beaty, AIA

Principal

Lindsay Pope Brayfield & Assoc., Inc.

344 West Pike Street

Lawrenceville, GA 30046

mbeaty@lpbatlanta.com

direct 770.407.5782

office 770.963.8989

cell 770.841.7203